Murdock & Wasley
ESTATE AGENTS



# 197 Bodiam Avenue

## Tuffley, Gloucester, GL4 0XL

**Offers in excess of £375,000**

5 2 3

Murdock & Wasley Estate Agents are pleased to bring to the market this beautifully presented four/five bedroom semi-detached home. Set in a popular location close to local amenities and excellent schools, the property has been extended and updated to offer plenty of space for a growing family.

At the heart of the home is an open plan kitchen and living area, complemented by two separate reception rooms and a conservatory that opens onto the rear garden. A utility room and cloakroom complete the ground floor. Upstairs, the master bedroom has an en suite and a dressing room that could be reinstated as a fifth bedroom. Three further well-proportioned bedrooms are served by a family bathroom.

The enclosed, south-west-facing rear garden features a generous paved patio, a level lawn and a versatile brick-built outbuilding. To the front, a spacious block-paved driveway provides ample off-road parking.







**Entrance Hall**
Accessed via composite door. Door to:

**Hallway**
Power points, radiator, decorative wall panelling, stairs to first floor landing, coving, inset ceiling spotlights. Doors lead off:

**Lounge**
Tv point, telephone point, power points, radiator, coving, front aspect upvc double glazed window.

**Study**
Power points, radiator, decorative wall panelling, laminate flooring, front aspect upvc double glazed window.

**Kitchen/Living Area**
Range of base, drawer and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, eye level double oven/grill, integral fridge/freezer, dishwasher and space for wine cooler. Radiator, laminate flooring, inset ceiling spotlights, rear aspect upvc double glazed window and door leading to the garden. Opening to:

**Conservatory**
Of brick base and upvc construction, power points, two radiators, dual aspect upvc double glazed window and sliding doors leading to the garden.

**Utility**
Base and wall mounted units, power points, space for washing machine and tumble dryer, understairs storage, laminate flooring. Door to:

**Cloakroom**
Low level wc, vanity wash hand basin with mixer tap over and storage below, tiled splashback, radiator, laminate flooring.

**Landing**
Power points, decorative wall panelling, coving, access to loft space. Doors lead off:

**Bedroom One**
Tv point, power points, radiator, decorative wall panelling, coving, front aspect upvc double glazed window. Doors lead off:

**Dressing Room/Bedroom Five**
Power points, radiator, overstairs storage, decorative wall panelling, coving, front aspect upvc double glazed window.

**En-Suite**
Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Fully tiled walls, heated towel rail, coving, inset ceiling spotlights.

**Bedroom Two**
Power points, radiator, coving, front aspect upvc double glazed window.

**Bedroom Three**
Power points, radiator, coving, rear aspect upvc double glazed window.

**Bedroom Four**
Power points, radiator, coving, rear aspect upvc double glazed window.

**Bathroom**
Suite comprising double step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Fully tiled walls, radiator, coving, inset ceiling spotlights, rear aspect upvc frosted double glazed window.

**Outside**
To the front, a generous block-paved driveway provides off-road parking for multiple vehicles and leads to the covered entrance with decorative slate borders either side.

The enclosed, south-west-facing rear garden features a generous paved patio with space for al fresco dining and outdoor seating. A shallow step leads up towards a level lawn framed by established shrubs and timber fencing, with a paved path leading to a brick-built outbuilding at the far end. The outbuilding features power points, laminate flooring and inset ceiling spotlights for versatile uses.

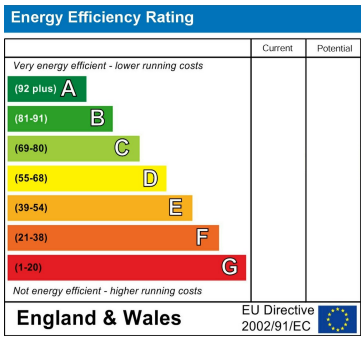
**Tenure**
Freehold.

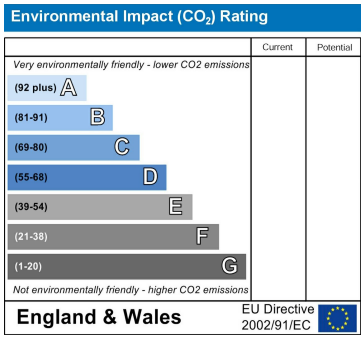
**Services**
Mains water, drainage, gas and electricity.

**Local Authority**
Gloucester City Council.
Council Tax Band: D

**Awaiting Vendor Approval**
Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

rightmove The Property Ombudsman